



**PLANNING COMMISSION WORKSESSION
MINUTES
MARCH 24, 2010
6:00 PM
CITY OF FREDERICKSBURG
715 PRINCESS ANNE STREET
CONFERENCE ROOM 218**

COMMISSION MEMBERS

**Roy McAfee, Chairman
Edward Whelan
Roy Gratz
Ricardo Rigual
Vincent Ramoneda
Susan Spears
Berkley Mitchell**

CITY STAFF

**Raymond P. Ocel, Jr., Director
Planning & Community Dev.
Erik Nelson, Senior Planner**

CALL TO ORDER

Mr. Ocel began the meeting by stating that the Commission requested a worksession in order to review the draft Preservation Plan prepared by the Historic Preservation Task Force. The Commission previously met with the Task Force in two worksessions to discuss the Plan. The Chairman proceeded to note that the Commission would make a full and thorough review of the Plan and provide comments to the Task Force.

The Commission continued its review of the Plan and noted the following comments: (note that the page number is listed first and then the comment)

Page i. The mission statement found on page 74, goal #1 in the Comprehensive Plan should be substituted here to remain consistent with the Comp Plan:

The City will continue to recognize, protect, and interpret significant architectural, historical, and archaeological resources that are part of the community's heritage.

Page i. In the alternative, the second sentence in the first paragraph can be removed as it is more of a statement and not part of a mission statement.

- Page i. Change title of this section to Purpose as it is a more appropriate heading.
- Page i. Issue 2 recommended language: The park should be preserved in settings that enhance the visitor experience and park identified view sheds should be enhanced in order to promote understanding and appreciation of the stories the park has to tell.
- Page i. Issue 1. Recommend adding the words “inventory and” before the word catalogue in the first sentence and removing the second sentence. Remove the word “entire” in the first sentence.
- Page ii. Issue 4. Please note where the stated preservation goal of the City is to regulate demolition as the last option of resort. Remove the word “consistent” before enforcement in the second sentence.
- Page 3. Commission members believe that Section 2, A Brief History of Fredericksburg, would be better situated as an appendix. Commissioners noted that the main content of the Plan did not start until page 26.
- Page 24. First paragraph, third sentence, “Comprising a group of dedicated local citizens alarmed by the destruction of several architectural and historical landmarks in Fredericksburg”. The Commission questioned whether this statement was accurate.
- Page 26. The first sentence of the opening paragraph is repetitive as it was used in the opening of the mission statement on page i. However, if the mission statement on page i is changed as previously recommended, then this language can remain.
- Page 28. Plan Oversight. The Commission does not endorse the creation of the Fredericksburg Preservation Advisory Council. Commission members noted that the ARB and the Planning Commission are already established and appointed boards that should take on this role and additionally did not want to create another layer of bureaucracy.
- In addition, there are non-city appointed organizations already taking on the role of advocating historic preservation. If another organization is organized, it should be citizen based and not appointed by the City Council.
- Page 30. Goal 1 to read: “Put in place a process to identify and survey the City’s historic and cultural resources and stipulate the methodology to conduct a regular inventory”.
- Page 31. Goal 2, Initiative 1. At the end of the sentence, add Planning Commission.
- Page 32. Outcome. It should be noted here, that if artifacts are recovered, they should be used to educate the public on the findings.
- Page 33. Goal 4, Initiative 1. Remove the reference to using 35 mm film as technology will continue to change.
- Page 33. Goal 4. Initiative 2. HFFI has already agreed to do this and continuation of this task will demonstrate HFFI’s commitment to preservation initiatives in the community.

- Page 34. Goal 1, Initiative 3. Amend the initiative to read; "Amend the City's Historic District ordinance to specifically include the river as a viewshed" as opposed to a right-of-way.
- Page 35. Goal 3, Initiative 3. Replace the word "restore" with the word enhance. Overall, the Commission expressed a concern with the scope of the area and what critical view sheds are being referenced in this initiative.
- Page 36. Outcome. What does the second sentence mean and contemplate?
- The Commission also suggests the need to submit permits for the review of window, roof and siding replacements in the historic district.
- Page 37. Commissioners noted that the caption for the picture on this page is an opinion and should be changed.
- Page 37. Goal 3, Initiative 1. Change special use exception to special exception. The special exception cannot be used to increase density as suggested here. Setbacks can only be varied by the BZA.
- Page 38. Goal 4 is redundant as this subject is already addressed in several places in the Comprehensive Plan and should be removed.
- Page 39. Goal 1. The term 'nuisance' is a term of art with legal meaning and cannot be expanded.
- Page 39. Issue 4. In part, the following language is included "If the City is to achieve its stated preservation goal of relegating demolition of the option of last resort". Where is this goal stated or written?
- Page 41. Goal 2. The Fire Marshall has been trained to identify building maintenance issues while conducting fire inspections. If a maintenance issue is identified it is reported to the Property Maintenance Official. This goal should be updated to reflect this procedure.
- Page 42. Issue 7. Commissioners noted that historic resources serve as "a" primary basis of tourism in the City as opposed to "the" primary basis.
- Page 46. Goal 4 states that a Historic Interpretation Plan should be established. An outline of what this Plan includes should be added to this goal. This will make it clear what is involved with this Plan.
- Page 47. Second paragraph. The second word, important, should read, importantly.
- Page 47. Section 5. The Commission questioned the need for this section as it is repetitive and does not add to the document.
- Page 48. Suggested References. The Commission suggested adding the following references:

Laypersons Guide to Historic Preservation Law by Julia Miller.
Preparing a Historic Preservation Plan by the National Trust for Historic Preservation.
Law and Historic Preservation Committee-What Every Member Should Know by
James K. Reap and Melvin B. Hill.

Page 66. Appendix C is entitled, "Fredericksburg Demolition Ordinance." The language following this title is an excerpt from the Old and Historic Fredericksburg District regulations found in Division 23 of the Zoning Ordinance. The title should be changed to better reflect the content cited as it is not a demolition ordinance.

The meeting adjourned at 8:50 PM.



Roy McAfee, Chairman